
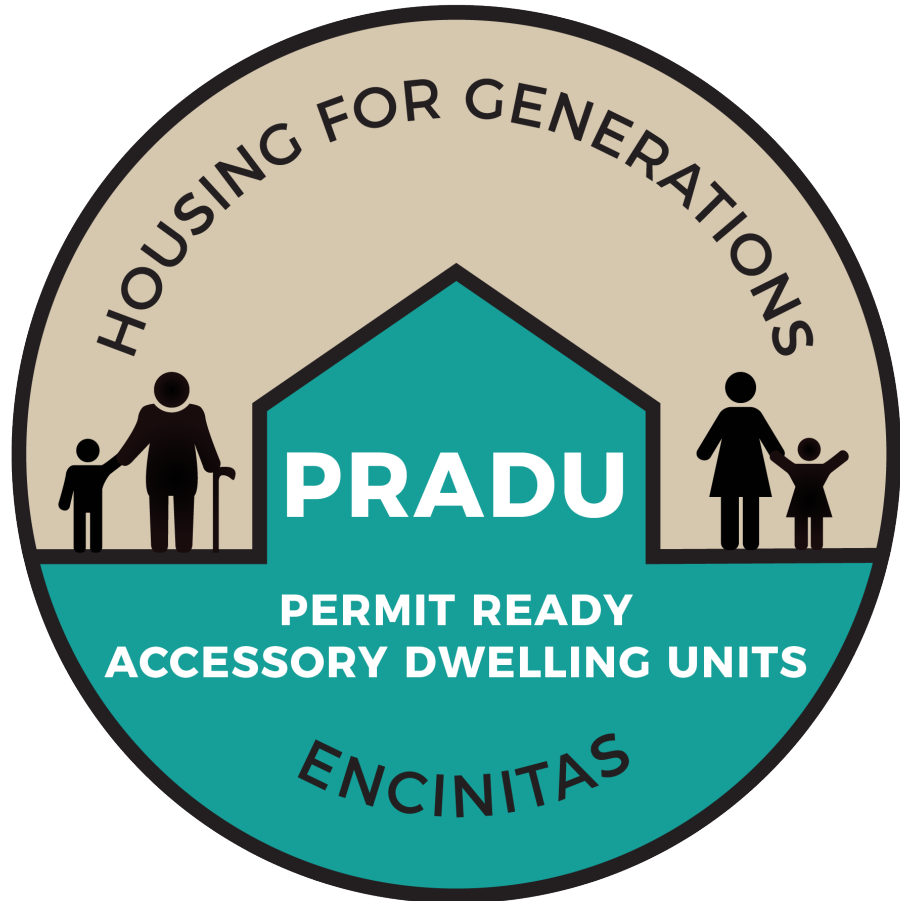


DEVELOPMENT STANDARDS FOR ACCESSORY DWELLING UNITS (ADU)	
Number of units	Allow up to one ADU and one JADU per single-family dwelling
Maximum unit size	1,200 sq. ft. or the floor area of the primary residence, whichever is less
Parking	One parking space required for newly constructed units unless the unit is: <ul style="list-style-type: none"> • Within ½ mile of “public transit” (train station and all bus stops) • Created within the area of an existing building • In a historic district
Front-yard setback	<ul style="list-style-type: none"> • Same as existing primary dwelling • No additional setback shall be required for an existing garage that is converted to an ADU
Rear and Side-yard setback	<ul style="list-style-type: none"> • Same as existing primary dwelling or 5 ft., whichever is less • A minimum setback of 5 ft. shall be required for an ADU constructed above an existing garage
Lot coverage	<ul style="list-style-type: none"> • Based on existing zoning • 5% additional for an ADU built on lots smaller than 10,000 sq. ft.
Floor Area Ratio (FAR)	<ul style="list-style-type: none"> • Based on existing zoning • 10% additional for an ADU built on lots smaller than 10,000 sq. ft.
Height	One-story limit if applying the setback, lot coverage or floor area ratio reliefs
Rental	An ADU cannot be rented for periods of less than 30 days
Fees	All City development fees are waived

DEVELOPMENT STANDARDS FOR JUNIOR ACCESSORY DWELLING UNITS (JADU)
<p>Owner-occupancy: Owner occupancy is required, either in the remaining portion of the single-family residence or the newly created junior accessory unit.</p> <p>Deed restriction: Recordation of a deed restriction is required prohibiting the sale of the unit and restricting the size of the unit.</p> <p>Not to be sold: A JADU is considered an accessory use to a single-family residence and may not be sold separately from the single-family residence, but may be rented for terms longer than 30 days.</p> <p>Number: One JADU may be allowed per single-family zoned lot with an existing single- family residence.</p> <p>Area: A JADU is limited to 500 square feet in area.</p> <p>Separate entrance: A separate entrance and an interior entry to the main living area of the primary residence are required for a JADU.</p> <p>Kitchen: An efficiency kitchen is required for a JADU. No appliances that require electrical service greater than 120 volts, or natural or propane gas.</p> <p>Sanitation: A JADU may share bath/sanitation facilities with the primary residence or may have separate sanitation facilities.</p> <p>Parking: No parking is required for a JADU.</p>

SENATE BILL 1226 (RETROACTIVE PERMITS)
<ul style="list-style-type: none"> • Confirms that a Building Official has the discretion to apply the building standards that were in effect at the time of construction. • The Building Official may make a determination of the construction date issued a retroactive building permit based on the standards. • Became effective on January 1, 2019 • Could be applied to units that are currently a part of the City’s Affordable Unit Policy (AUP)
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